

**CAPITAL IMPROVEMENT ADVISORY COMMITTEE
CITY OF OAK RIDGE NORTH, TEXAS**

SEMI-ANNUAL REPORT

**PROGRESS OF CAPITAL IMPROVEMENT PLAN RELATING TO
IMPACT FEES FOR WATER AND WASTEWATER**

WHEREAS, the Capital Improvement Advisory Committee (“CIAC”) convened on Wednesday, February 15, 2017, at the City of Oak Ridge North municipal building located at 27424 Robinson Road, Oak Ridge North, Texas 77385; and

WHEREAS, the CIAC convened to fulfill its functions and duties to review the progress of the capital improvements plan and to advise and make recommendations to the City Council of the City of Oak Ridge North (“City Council”) concerning the study, consideration, development and adoption of impact fees for water and wastewater infrastructure attributable to new development; and

WHEREAS, the CIAC received an update from Jones & Carter concerning the previously proposed land use assumptions and capital improvements plan on which impact fees for water and wastewater were imposed on August 8, 2016; and

WHEREAS, the CIAC is prepared to issue its semi-annual report with respect to the progress of the capital improvements plan pursuant to Tex. Loc. Gov’t Code Sec. 395.058(c)(4).

NOW, THEREFORE, THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE SUBMITS THE FOLLOWING SEMI-ANNUAL REPORT TO THE CITY COUNCIL:

1. The land use assumptions describing the impact fee service areas and projected changes in land use, densities, and population in the impact fee service area for the next 10 years have not changed and continue to be appropriate and consistent based upon the known or anticipated development projects and other information currently available.
2. The preliminary Water Impact Fee Capital Improvement Plan as presented by Jones & Carter on June 6, 2016, continues to be an appropriate representation of the upgrades and expansion needed for the City’s water distribution system in order to accommodate predicted future growth and to address existing system deficiencies.
3. The Wastewater Impact Fee Capital Improvement Plan as presented by Jones & Carter on June 6, 2016, continues to be an appropriate representation of the five (5) recommended capital improvement projects needed for the City’s wastewater distribution system in order to accommodate predicted future growth and to address existing system deficiencies.
4. The land use assumptions and capital improvement plans projected for the initial calculation of impact fees to offset the costs of water and wastewater infrastructure to serve new development continues to be appropriate and takes into account current and proposed economic development projects that could affect the City’s land use assumptions and the capital improvements plan for water and wastewater infrastructure attributable to new development.


5. The CIAC has not identified any perceived inequities in implementing the capital improvement plan or in imposing the impact fees.

Semi-Annual Report filed with City Secretary: February 22, 2017

Report to City Council Delivered: February 27, 2017

By: 
CLEO TARVER, Chairperson

ATTEST:


~~MEL OLLER, CIAC Secretary~~
Laura Calcote, City Secretary